



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



**Rowanlee, Half of 3 Camustianavaig, Portree, Isle of Skye, IV51 9LQ.**

**Offers Over £185,000**

Detached Cottage

Electric Heating & Open Fire

Fully Enclosed Garden Grounds

Two Bedrooms

Traditional Features

Rural Views

## Description:

Rowanlee, half of 3 Camustianavaig is a charming two bedroom detached cottage located in the tranquil township of Camustianavaig. The cottage occupies an elevated position boasting widespread views over the surrounding area.

Rowanlee is a two-bedroom detached property set within generous garden grounds in a tranquil location. The property is conveniently located within easy commuting distance of Portree and all the amenities the Village has to offer. The property has been well maintained by the current owners and was reroofed last year.

The accommodation within comprises of: entrance porch, hallway, lounge, dining room, kitchen, rear lobby and bathroom on the ground floor. The first floor hosts a landing, W.C and two bedrooms. The property retains many traditional features such as sash windows, deep window sills and 1/4 panel doors and further benefits from electric central heating and open fire in the lounge.

Externally the property sits within spacious fully enclosed garden grounds. The garden hosts an established hedge, with mature trees, shrubs and bushes. Within the garden grounds are the remains of an old stone byre along with a timber shed. The property is accessed via a shared access drive which leads to private parking to the front of the property.

Rowanlee presents a fantastic opportunity to purchase a delightful home in a peaceful setting and must be viewed to fully appreciate the rural views on offer.



# Room sizes

## Ground Floor:

**Entrance Porch:** 2.38m x 1.79m (7'09" x 5'10").

**Hallway:** 2.35m x 1.59m (7'08" x 5'02").

**Lounge:** 4.19m x 3.89m (13'08" x 12'01") at max.

**Dining Room:** 4.69m x 4.05m (15'04" x 13'03") at max.

**Kitchen:** 3.40m x 2.01m (11'01" x 6'07").

**Rear Lobby:** 2.01m x 1.22m (6'06" x 4'00").

**Bathroom:** 2.67m x 2.49m (8'08" x 8'01").

## First Floor:

**Landing:** 3.73m x 4.41m (12'02" x 14'05") at max.

**Bedroom One:** 3.25m x 3.17m (10'07" x 10'04") at max.

**Bedroom Two:** 2.95m x 2.67m (8'09" x 9'08") at max.

**W.C :** 1.98m x 1.48m (6'06" x 4'10").





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## Services:

Mains water and electricity. Drainage by way of septic tank.  
Electric Heating.

**Council Tax:** C

**EPC Rating:**

Band E

**Home Report:**

Please contact The Isle of Skye Estate Agency.

**Viewings:**

Strictly by appointment through The Isle of Skye Estate

**Entry:**

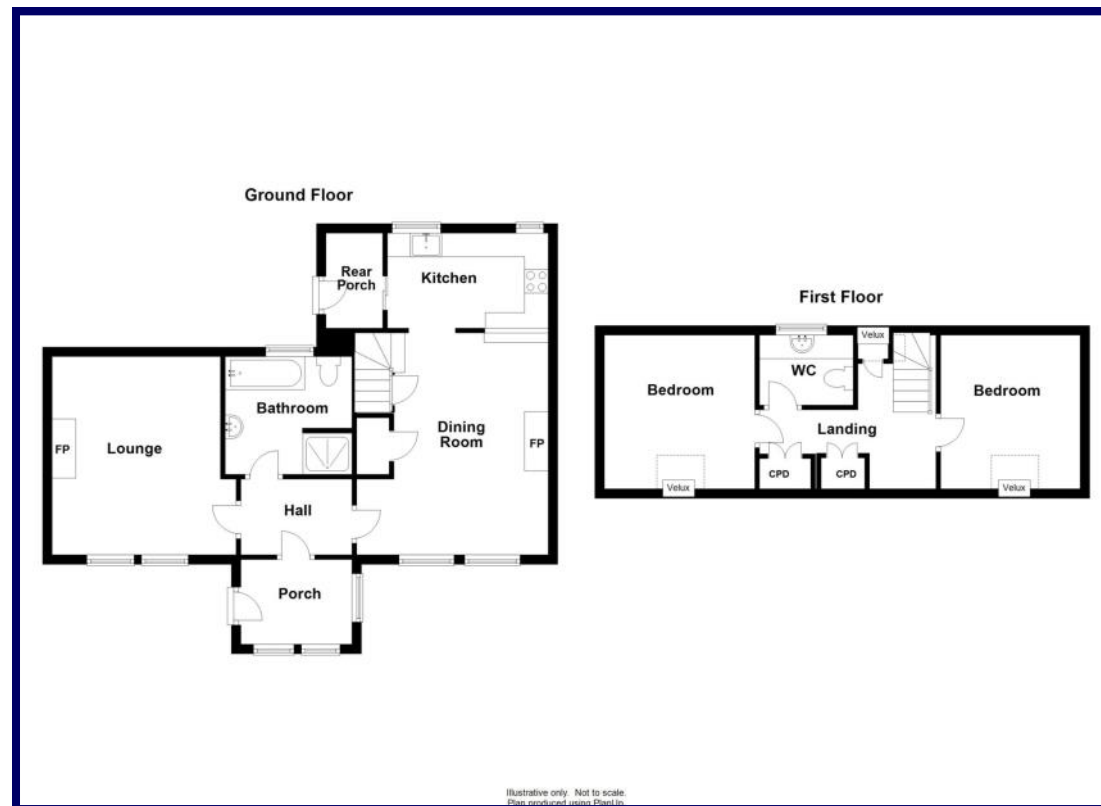
By mutual agreement.

**Directions:**

From Portree follow the A87 for a short distance and take the first road on the left signposted for Braes. Drive over the bridge and straight ahead and you will shortly reach a junction. Continue left, signposted Camustianavaig. Follow this road continuing straight ahead and follow the road round the right hand corner, Rowanlee is the first house on your left.

## Location:

The township of Camustianavaig is located some 5 miles from Portree, offering a rural location for those wishing to enjoy the peace and quiet, walking, the local wildlife, cycling or canoeing to name but a few. Tianavaig Bay, is just a short walk away, with a pebble beach and easy access to the water. Portree, the principal town on the Isle of Skye, is only 10 minutes away by car where you will find all the usual facilities expected eg supermarkets, shops, hotels, restaurants, petrol stations, banks, medical centre, cottage hospital, primary, secondary schools, cinema, theatre, swimming pool and gyms.



It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

## The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV54 8RD